

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - March 17, 1971

Appeal No. 10704 Robert and Darja Pagel, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of March 23, 1971.

EFFECTIVE DATE OF ORDER - May 4, 1971

ORDERED:

That the appeal for permission to establish academic institution of higher learning at 1716 New Hampshire Avenue, NW., lot 69, Square 153, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-C District.
2. The property is improved with a three-story with basement brick building which was formerly used as a chancery under Certificate of Occupancy B58191.
3. The appellant proposes to establish an academic institution of higher learning (college).
4. The institution is a part of the Washington-Baltimore Campus and will have approximately 35 students, 6 instructors and 4 administrative staff.
5. The building will be used for classrooms and administrative offices. The appellant alleged that practically all of the staff and students either walk or use public transportation to and from school. Therefore, no parking is required.
6. The appellant also alleged that the building is too large for private residential use and that is why it has been vacant over four (4) months. Also, there is on-site parking for approximately two automobiles.

Appeal No. 10704
May 4, 1971
PAGE 2

7. There was opposition to the granting of this appeal registered at the public hearing by the Dupont Circle Citizens Association.

8. The National Capital Planning Commission at its meeting on April 1, 1971, recommended approval of this appeal with certain conditions. (See Exhibit No. 12)

9. The Department of Highways and Traffic offers no objection to the granting of this appeal.

OPINION:

We are of the opinion that this school is so located and the activities therein will be such that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students or other objectionable conditions. We are further of the opinion that this school is reasonably necessary and convenient to the neighborhood which it is designed to serve.

This Order shall be subject to the following conditions:

- [a] The use of the building by the school is restricted to thirty-five (35) students, six (6) teachers and four (4) administrative staff persons.
- [b] Permit shall issue for a period of three (3) years.
- [c] There shall be no further expansion by Antioch College in this neighborhood. If there is any further expansion by Antioch College elsewhere, they must submit a campus plan as required by the Zoning Regulations, Section 3101.46, to be approved by the Board.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____
PATRICK E. KELLY, Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.